

Staff Summary Report

City Council Meeting Date: 06/19/03

Agenda Item Number: 50

SUBJECT: This is the first public hearing for Tempe Crossings II for an Amended General Plan of Development and a Final Plan of Development for Lot 1 for a retail/restaurant building, located at 9895 South Priest Drive.

DOCUMENT NAME: 20030619dsrh12

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **TEMPE CROSSINGS II** (L & G Ray, LLC, property owner) **#SGF-2003.37** for an Amended General Plan of Development consisting of 96,153 s.f. retail/office/restaurant, all on 10.4 net acres and a Final Plan of Development for Lot 1 consisting of 8,503 s.f. of retail/restaurant space on 1.3 net acres, located at 9895 South Priest Drive, including the following:

q-j

Variances:

Reduce the minimum required side yard building setback, along the south property line of Lot 1, from 60 feet to 19 feet.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff Approval
Planning Commission – Approval (5/13/2003)

ADDITIONAL INFO: This request is part of Phase 4, the last phase of Tempe Crossings II, an area located at the northeast corner of Ray Road and Priest Drive. Due to building and parking area changes, the previously approved building setback variance on Lot 1 needs to be adjusted, to accommodate a new building for retail space and a restaurant.

- ATTACHMENTS:**
1. List of Attachments
 2. Comments
 - 3-4. Conditions of Approval
 - 5-7. History & Facts / Description
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Letter of Authorization
 - D. 6th Amended General Plan of Development
 - E. Final Plan of Development, Lot 1
 - F. Floor Plan
 - G. Elevations
 - H. Landscape Plan
 - I. Aerial Photo

COMMENTS: This request is for a 6th Amended General Plan of Development for Tempe Crossings II, totaling 96,153 s.f. and a Final Plan of Development for one new buildings on Lot 1. Phase 4 is the last phase of Tempe Crossings II and is located just north of the existing McDonalds restaurant and south and west of the southwest boundaries of the Sierra Tempe single family home subdivision.

Tempe Crossings II Subdivision includes five (5) lots. Lot 1 contains 8,503 s.f for retail and restaurant; Lot 2, 7,240 s.f. restaurant with 1,320 s.f. for outdoor dining and 1,200 s.f for retail; Lots 3, 4, 5, and 6 for 21,473 s.f. of office space in four buildings.

The Final Plan of Development, under this application, includes Lots 1. Due to architectural design changes on the building located on Lot 1, previously approved building setback variance must be adjusted.

Zoning

The current zoning on this property is PCC-2. This zoning classification requires 60 feet minimum building setbacks from property lines. Since Lot 1 within the Tempe Crossings II Subdivision was divided into 5 new lots, the proposed interior property lines created building setback variances.

Variances

These variances are typical within shopping centers when a bigger lot or parcel is subdivided into smaller lots to accommodate multiple ownership or land leases. These types of variances are classified as technical and should not be detrimental to adjacent property owners or surrounding businesses.

Neighborhood

Sierra Tempe, a single family home subdivision, bounds this proposal to the north and east.

Site Circulation

The Tempe Crossings Commercial Center has three existing driveways entrances. Two along Ray Road and one just north of the McDonalds restaurant along Priest Drive. The approved Phase 4 included one new driveway entrance along Priest Drive, at the northwest corner of the proposed site. The two driveways along Priest Drive provide ingress/egress for north bound and south bound traffic. The overall site has a u-shape circulation pattern with most of the parking concentrated at the middle of the site. The restaurant buildings are closer to the street, Priest Drive, and the office buildings at the east area of the site. The restaurant and retail building proposed for Lot 1 is closer to Priest Drive and it is the Final Plan of Development under this request.

No changes on the approved driveways or site circulation are proposed under this request for Lot 2, 3, 4, and 5.

Parking

The overall parking required for the Tempe Crossings Commercial Center is 532 spaces and the total provided is 540 spaces. The total parking required for Phase 4 is 284 spaces and the total of spaces provided is 285. Each proposed lot, in Phase 4, accommodates the parking required for each building. Lot 1, this request, provides 77 parking spaces, which is one more than the 76 required.

Public Comments

Up to the time of this report, no public comments have been received.

Staff recommends approval subject to conditions.

**REASON(S) FOR
APPROVAL:**

1. The General Plan of Development appears to be consistent to previous approvals and the Final Plan of Development should blend well with the other approved buildings.
2. The requested variances should not be detrimental to adjacent property owners or the vicinity in general.

**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The applicant/owners of Tempe Crossings Commercial Center shall provide a revised continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.

5. A valid building permit shall be obtained and substantial construction commenced, **on or before July 10, 2004** or the variance shall be deemed null and void.
6. This plan shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
7. The General and Final Plan of Development shall be **recorded on, or before, July 10, 2004** with the Maricopa County Recorder's Office through the City of Tempe Development Services Department. Planning Division staff shall be review details of the document format prior to recordation.
8. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
9. The applicant shall resolve all lighting and security details with Planning and Crime Prevention staff prior to the issuance of a building permit.

HISTORY & FACTS:

<u>November 21, 1986.</u>	City Council approved a zoning change for 168 acres at the NEC of 56th St. and Ray Rd. (including the subject site) from AG to PCC-2 along with a Subdivision Plat and General Plan of Development for the Tempe Regional Mall consisting of 4,370,000 s.f., including variances to increase the building height to 160' and lot coverage to 37.9%.
<u>November 19, 1992.</u>	The Planning Commission denied a request for Continental Homes for a zoning change from PCC-2 to R1-6 with a Preliminary Subdivision Plat consisting of 454 lots and 6 tracts and a Preliminary PAD with 1 variance for this 149.9 net acre site by a 5-1 vote on a motion to deny with Commissioner Rich dissenting. Staff had recommended denial on the grounds that either a commercial/residential mix or general industrial would be better from a fiscal point of view for the City than single-family alone.
<u>December 17, 1992.</u>	City Council approved Continental's revised request, subject to 16 conditions. The revision consisted of reducing the number of lots to 406 and the acreage to 139.9 in order to accommodate 10 acres of existing commercial at the corner. (Condition #16 stated that a new General Plan of Development for a 10-acre commercial parcel be recorded at the same time as the Final Subdivision Plat/PAD for the Continental subdivision).
<u>February 19, 1993.</u>	City Council approved the request of Bank of America for an Amended General Plan of Development for a shopping center consisting of 93,500 s.f. on 10 net acres.
<u>November 6, 1996.</u>	Design Review Board approved the building elevations, site and landscaping plans for Phase 1 (McDonald's) and the overall concept plans for the future phases, all subject to conditions.
<u>April 24, 1997.</u>	City Council approved the request for Tempe Crossings Shopping Center for an Amended General Plan of Development consisting of 53,000 s.f. total building area on 10.39 net acres with a Final Plan of Development for a 15,837 s.f. Danny's Family Carousel Carwash and C-store on Pad 2 located at 9969 S. Priest Drive.
<u>February 14, 1998.</u>	Council approved a request by Rosemont Assisted Living Facility for an Amended Final Subdivision Plat, an Amended General Plan of Development and a Final Plan of Development at 9955 S. Priest Drive. (never built).
<u>May 13, 1999.</u>	Council approved a request by Thomasville for a Third Amended General Plan of Development and a Final Plan of Development for Phase 3 Lot 4 consisting of a 24,470 s.f. furniture store, at Tempe Crossings located at 9959 South Priest Drive.
<u>February 7, 2002.</u>	The City Council approved a 4 th Amended General Plan of Development of Tempe Crossings and a Final Plan of Development for Phase 4, including ten variances.
<u>February 28, 2002.</u>	The City Council approved an Amended Final Subdivision Plat for Tempe Crossings II, a re-plat of Lots 1 and 2. This re-plat subdivided Lot 2 into 5 new lots.
<u>August 20, 2002.</u>	The Hearing Officer approved adjustments to previously approved building setback variances for Lot 3 (Pad 2B) and Lot 4 (Pad 2C) of Tempe Crossings II.
<u>November 12, 2002.</u>	Planning Commission approved the 5 th Amended General and Final Plan of Development for Tempe Crossings II, Phase 4 for lots 5 and 6, consisting of 11,333 s.f. on 1.1 net acres, including eight variances.

<u>December 19, 2002.</u>	City Council approved an Amended General Plan of Development for Tempe Crossings II, Phase 4 consisting of 36,503 s.f. on 5.06 net acres and a Final Plan of Development for Lot 5 (Pad 2D) and Lot 6 (Pad 2E) consisting of 11,333 s.f. (two buildings) on 1.1 net acres and eight (8) variances, located at 9885 South Priest Drive.
<u>May 13, 2003.</u>	Planning Commission approved an Amended General Plan of Development consisting of 96,153 s.f. retail/office/restaurant, all on 10.4 net acres and a Final Plan of Development for Lot 1 consisting of 8,503 s.f. of retail/restaurant space on 1.3 net acres.
<u>June 2, 2003.</u>	City Council introduced this request.

DESCRIPTION:

Owner - Lawrence & Geyser, Spike Lawrence

Applicant - Kelly Braswell

Architect - Lamb Architects

Zoning - PCC-2

Total site area - 10.39 net acres

Total bldg. area - 96,153 s.f. Plus 1,320 s.f. for a patio area (existing + Proposal)

Phase 1/ Lot 5 (existing)

McDonald's - 4,482 s.f.

Phase 2 / Lot 3 (existing)

Danny's Car Wash - 12,371 s.f.

Convenience Store- 3,466 s.f.

Phase 3/ Lot 4 (existing)

Thomasville Furniture Store - 24,470 s.f.

Phase 4 / Lots #2, 3, 4, 5, 6 (approved)

Lot 2

Retail - 1,200 s.f.

Restaurant - 7,240 s.f.

Outdoor Patio - 1,320 s.f.

Lots 3, 4, 5, 6

Office - 21,473 s.f.

Total = 23,993 s.f.

Phase 4 / Lot 1 (this proposal)

Retail - 4,003 s.f.

Restaurant - 4,500 s.f.

Total = 8,503 s.f.

Phase 4 / Lot 1:

Landscaping Required – 20%

Landscaping Provided – 20%

Maximum Allowed Lot Coverage – 25%

Provided Lot Coverage – 14%

Parking required – All Phases: 532 spaces

Parking provided – All Phases: 540 spaces

Bicycle parking required – 58 spaces

Bicycle parking provided – 66 spaces

Tempe Crossing II, #SGF-2003.21

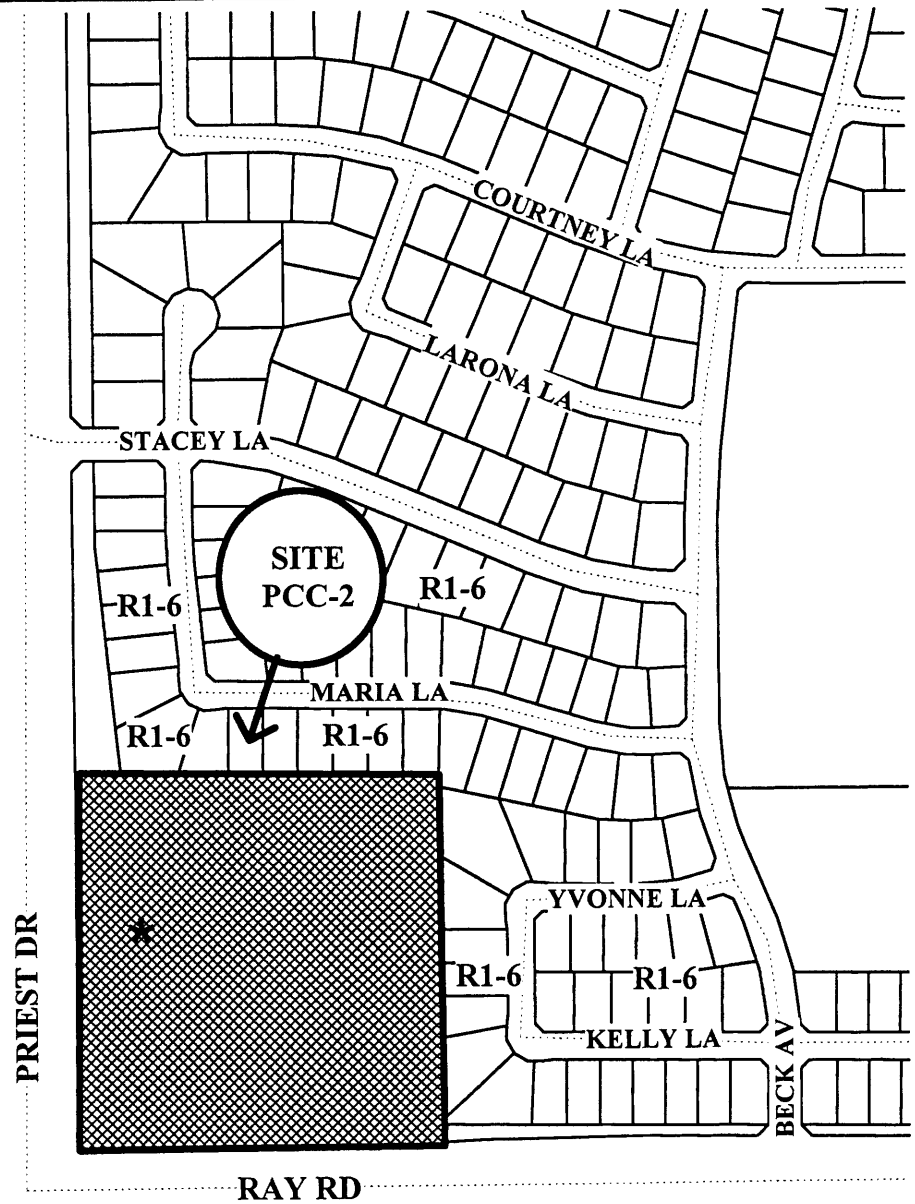
Attachment #6

Phase 4 / Lots 1:

Total parking required -	76 spaces
Total Parking Provided -	77 spaces
Bicycle parking required –	6 spaces
Bicycle parking provided –	8 spaces

TEMPE CROSSINGS II

SGF-2003.37

CITY LIMITS
CHANDLER

Location

A



LambArchitects

To: Planning Department
City of Tempe

Date: April 15, 2003

Re: Tempe Crossings II (SGF-2001.81)
Sixth Amended General Plan of Development
Final Plan of Development for Lot 1

To Whom It May Concern:

The final plan of development for Lot 1 of Tempe Crossings II is a 8,500 s.f. retail and commercial building similar in Architectural style to the previously approved 8,440 s.f. retail building occupying Lot 2 of Tempe Crossings II. The previously approved General plan was approved for 6,590 s.f. of retail space. We would like to propose a building of mixed use to include retail and commercial totaling 8,500 s.f. The lot is adequately parked for such a mixture.

Lot 1 of Tempe Crossings II is zoned as PCC-2 and bordered on three sides by the same zoning. The west side of Lot 1 is street frontage along Priest Drive.

We also ask that the required setback be reduced from the previously approved 30 feet to 19 feet (variance number 1) fully utilize the pad that is available. This request is located on an interior property line and does not adversely affect any of the adjacent lots.

To positively affect the proposed buildings located on Lot 2E, it is our request to change the previously approved variances as follows:

Variance 1:	Reduce the minimum required rear yard setback from the previously approved 30 feet to 19'-10" along the South property line of Lot 1.
Variance 2:	None
Variance 3:	None
Variance 4:	None
Variance 5:	None
Variance 6:	None
Variance 7:	None
Variance 8:	None
Variance 9:	None
Variance 10:	None

426 N. 44th Street
Suite 225
Phoenix, AZ 85008
v. 602.275.5262
f. 602.275.3677

B



Previously Approved Variances (SGF 2001.81)

- Variance 1: Reduce the minimum required side-yard building setback from 60 feet to 30 feet along the South property line for Lot 1.
- Variance 2: Reduce the minimum required side yard building setback from 60 feet to 43 feet along the South property line for Lot 2A
- Variance 3: Reduce the minimum required side yard building setback from 60 feet to 30 feet along the West property line for Lot 2B and from 60 feet to 51 feet along the West property line for Lot 2E.
- Variance 4: Reduce the minimum required front yard building setback from 60 feet to 50 feet along the South property line for Lot 2B and along the North property line for Lot 2E.
- Variance 5: Reduce the minimum required side yard building setback from 60 feet to 7 feet along the East property line for Lot 2B and 2E.
- Variance 6: Reduce the minimum required front yard building setback from 60 feet to 8 feet along the West property line for Lot 2C and 2D.
- Variance 7: Reduce the minimum required front yard building setback from 60 feet to 8 feet along the South property line for Lot 2C and the North property line of Lot 2D.
- Variance 8: Reduce the minimum required side yard building setback from 60 feet to 43 feet along the East property line for Lot 2C and Lot 2D.
- Variance 9: Reduce the minimum required rear yard building setback from 60 feet to 34 feet along the South property line of Lot 2D and from 60 feet to 25 feet along the South property line for Lot 2E.
- Variance 10: Reduce the minimum required rear yard setback from 60 feet to 41 feet along the North property line for Lot 2C.

Previously Approved Variances (BA 020187)

- Variance A: Reduce the minimum required side-yard building setback from the approved 30 feet to 26'-9" along the West property line of Lot 2A.
- Variance B: Reduce the minimum required side-yard building setback from the approved 7 feet to 10 feet along the East property line of Lot 2B.
- Variance C: Reduce the minimum required side-yard building setback from the approved 7 feet to 10 feet along the West property line of Lot 2C.
- Variance D: Reduce the minimum required side-yard building setback from the approved 8 feet to 10 feet along the South property line of Lot 2C.
- Variance E: Reduce the minimum required side-yard building setback from the approved 43 feet to 40'-9" along the East property line of Lot 2C.
- Variance F: Reduce the minimum required side-yard building setback from the approved 41 feet to 38 feet along the North property line of Lot 2C.



LambArchitects

Thank you for your time and consideration of the project. Please feel free to contact me directly should you have any questions.

Sincerely,

Kelly Braswell
Project Manager

426 N. 44th Street
Suite 225
Phoenix, AZ 85008
v. 602.275.5262
f. 602.275.3677

B2



April 15, 2003

City of Tempe
Development Services Department
P.O. Box 5002
31 E. 5th Street
Tempe, AZ 85282-5002

Re: Amendment to General Plan and Final Plan of Development
For Lot 1 - Tempe Crossings II

To Whom It May Concern:

This letter shall serve as permission for Kelly Braswell of Lamb Architects to sign the above references applications on behalf of Lawrence & Geyser Development Corporation and L&G Ray, LLC for the Tempe Crossings II project.

Please feel free to call with any questions.

Thank You,

A handwritten signature in cursive script that reads "Charles 'Spike' Lawrence".

Charles "Spike" Lawrence
Principal
Lawrence & Geyser Development Corporation

A large, handwritten mark in the center of the page, resembling a stylized letter 'C' or a checkmark.

- B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ASSUANCE OF ANY OCCUPANCY PERMITS. ANY PHYSICAL IMPROVEMENTS TO THE PROPERTY MUST BE COMPLETED AND SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- C. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, IMPROVEMENTS TO THE PROPERTY MUST BE COMPLETED AND SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ASSUANCE OF AN OCCUPANCY PERMIT FOR THE USE OF THE PROPERTY IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 24.01.0.
3. NO VOUCHERS MAY BE CREATED BY FUTURE PROPERTY OWNERS WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
4. THE FINAL SUBDIVISION PLAN SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT. DETAILS OF THE SUBDIVISION SHALL BE PROVIDED TO THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT. THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT SHALL PROVIDE DEVELOPMENT SERVICES PRIOR TO RECONSTRUCTION BY THE MARICOPA COUNTY RECORDER.



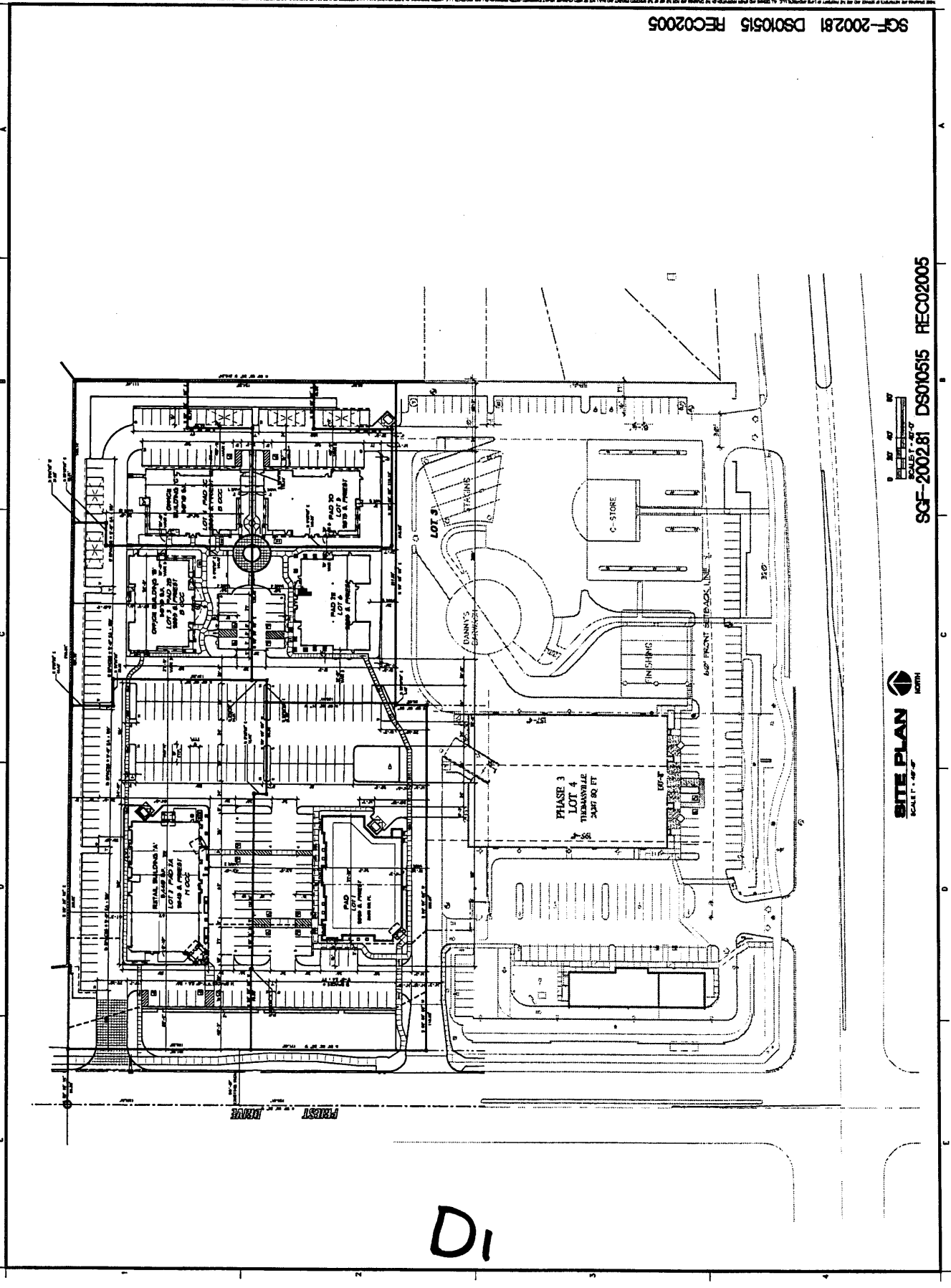
L&G RAY, LLC
ARCHITECTS
1000 E. 3RD AVENUE
SCOTTSDALE, ARIZONA 85251
P: (480) 991-1002 F: (480) 991-1003

TEMPER CROSSING II
L&G RAY, LLC
TEMPER, ARIZONA 85284
SOUTH PRIEST

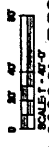
AMENDED GENERAL PLAN

PROJECT NO.	200
DATE	4/10/2005
DESIGN BY	PR
CHECKED BY	MR
SCALE	
DATE	
DESIGN BY	
CHECKED BY	
SCALE	
DATE	
DESIGN BY	
CHECKED BY	
SCALE	
DATE	

A1



SCF-200281 DS010515 REC02005



SCF-200281 DS010515 REC02005

SITE PLAN
SCALE: 1" = 40'
NORTH



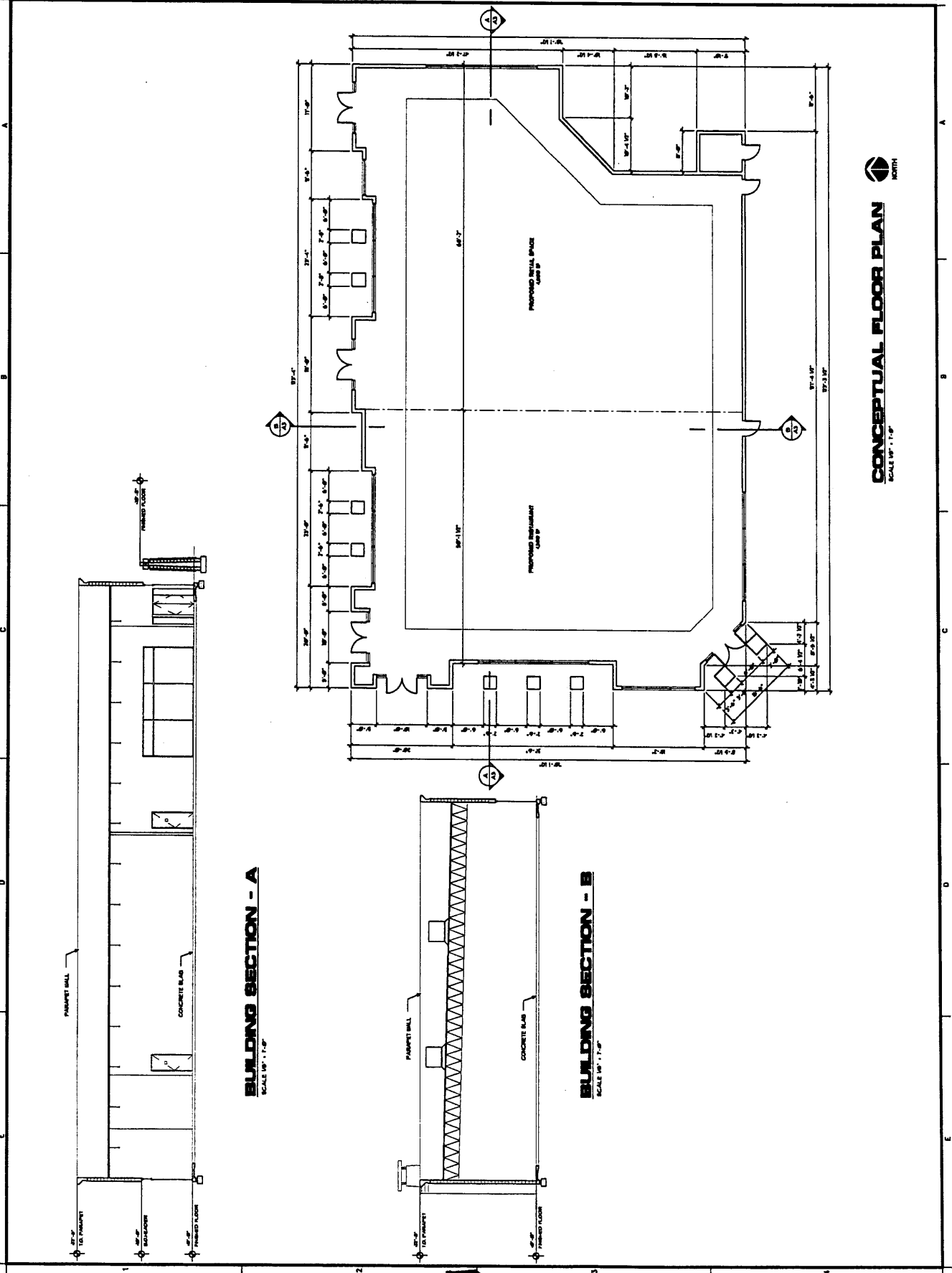
3000 E. SUN AVENUE
SCOTTSDALE, ARIZONA 85261
P: (480) 344-3373 F: (480) 344-3383
Lambert Architects

TEMPE CROSSING II
L & G RAY, LLC
RETAIL BUILDING, LOT 1
9895 S. PRIEST
TEMPE, AZ 85284

**CONCEPTUAL
FLOOR PLAN
& BUILDING SECTIONS**

PROJECT NO.	200
DATE	04/20/2010
DRAWN BY	YD
CHECKED BY	AS
SCALE	AS SHOWN

A3



CONCEPTUAL FLOOR PLAN
SCALE 1/8" = 1'-0"
NORTH

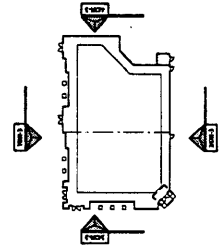
BUILDING SECTION - A
SCALE 1/8" = 1'-0"

BUILDING SECTION - B
SCALE 1/8" = 1'-0"

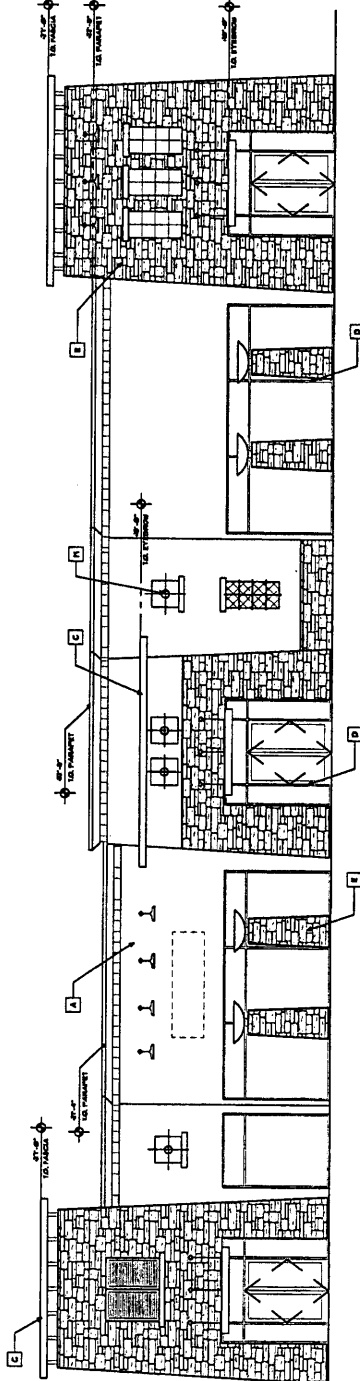
COLOR LEGEND

- [illegible]

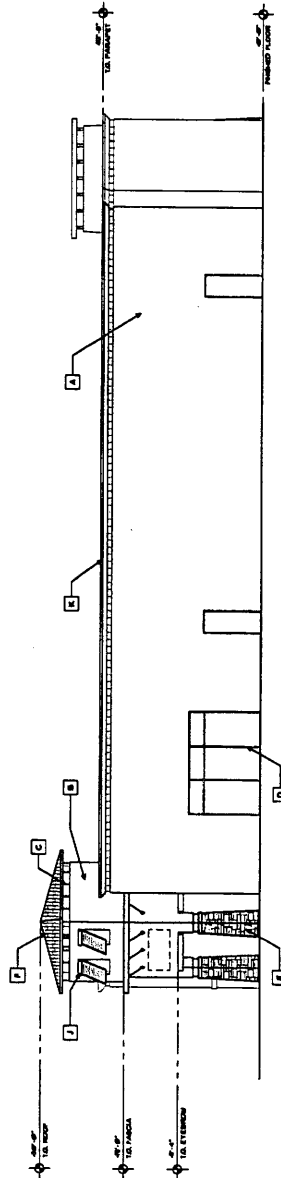
KEY PLAN



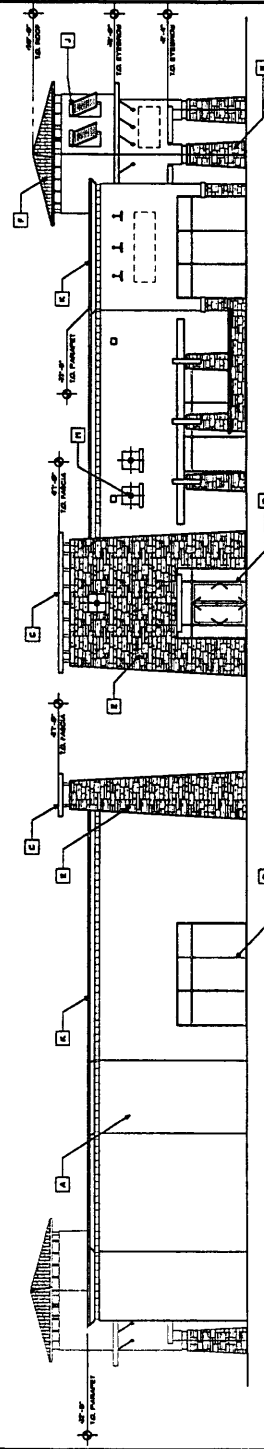
① FRONT ELEVATION



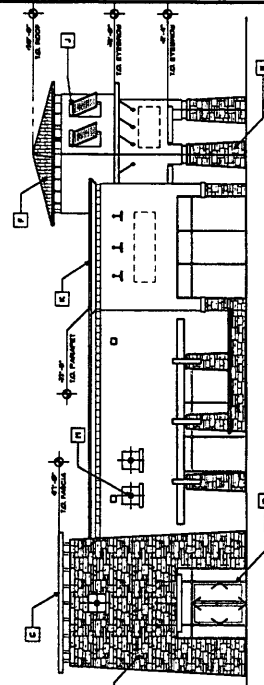
PEAR ELEVATION



3 LEFT ELEVATION



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"





TEMPE CROSSING II
lot # 1
9893 SOUTH PRIEST
TEMPE, ARIZONA 85284

graphite
3202 scottsdale road
building d
scottsdale, arizona 85251
phone 480-775.3714
fax 480-990.0754

[illegible]

LANDSCAPE GENERAL NOTES

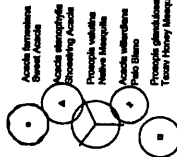
ANY WORK, SITE APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE COMPLETED PRIOR TO INSTALLATION. ALL THE LOCATIONS TO BE SAVED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY WILDSHEDS, DUG.

ALL OTHERS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY WILDSHEDS, DUG.

ANY WORK, SITE APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE COMPLETED PRIOR TO INSTALLATION. ALL THE LOCATIONS TO BE SAVED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY WILDSHEDS, DUG.

Plant Legend

Size/Quant



24" Box/ 3
24" Box/ 6
24" Box/ 2
24" Box/ 1
24" Box/ 2

IRRIGATION GENERAL NOTES

[illegible]

Shrubs

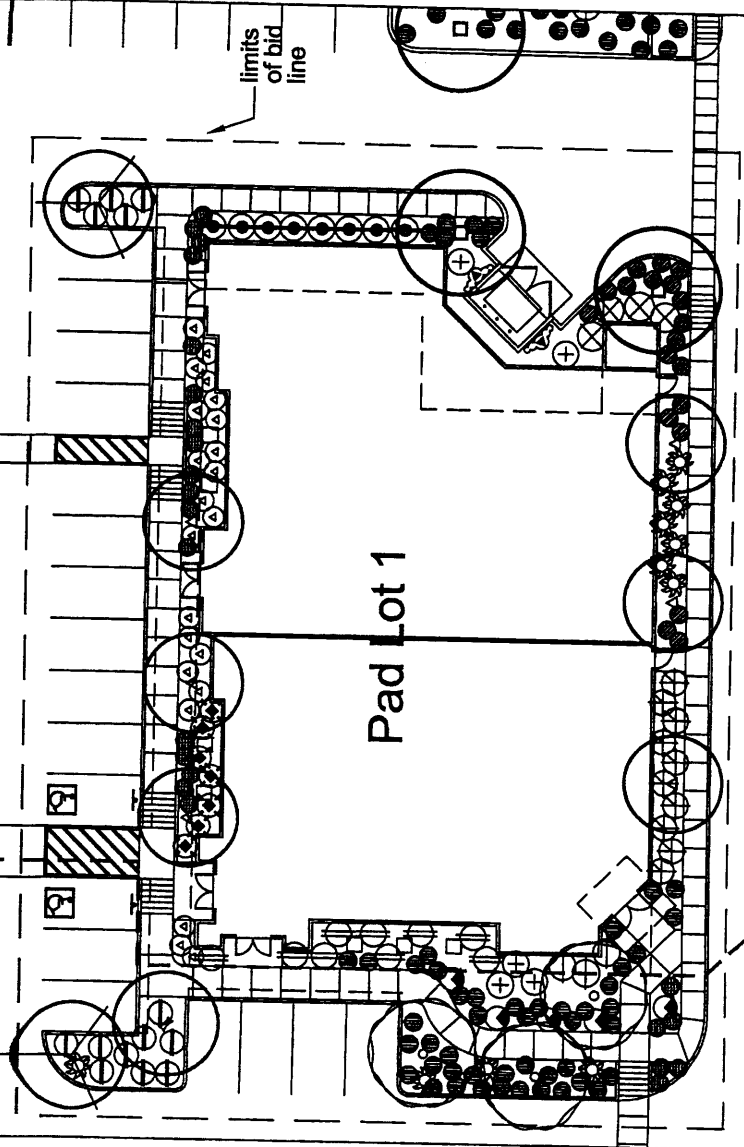
5 Gallons/ 5
5 Gallons/ 3
5 Gallons/ 8
5 Gallons/11
5 Gallons/ 7
5 Gallons/ 22
5 Gallons/ 10
5 Gallons/ 14
5 Gallons/ 4
5 Gallons/ 8
5 Gallons/ 15

Groundcover

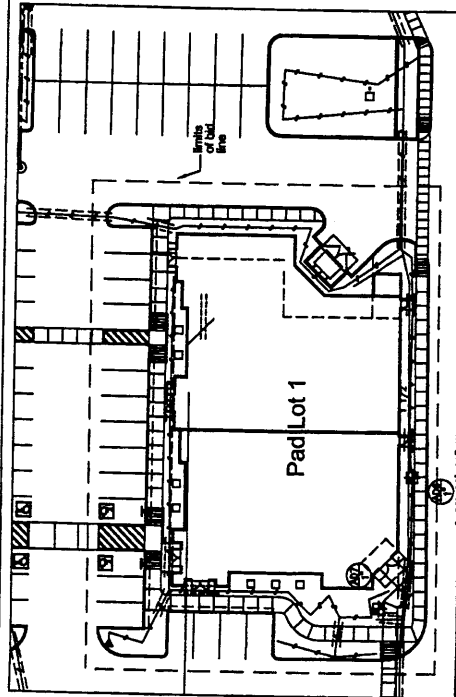
Bougainvillea sp.	1 Gal. Staked/1
"San Diego Red" Bougainvillea	1 Gal. @ 30° O.C./81
Larrea tridentata	1 Gal. @ 30° O.C./19
Purple Trailing Lorainea	1 Gal. @ 30° O.C./23
Boerhaavia "Carmine"	
Desert Coyote Bush	
Conoclinium coquimbense	

andscape materials

58" minus decomposed granite, 2" depth, color:
Desert Gold.



andscape plan
SCALE: 1" = 10'



irrigation plan
SCALE: 1" = 20'

IRRIGATION LEGEND	
PIPE SCHEDULE	<p>1" 4" G.P.M.</p> <p>2" 8-10 G.P.M.</p> <p>3" 11-15 G.P.M.</p> <p>4" 16-27 G.P.M.</p> <p>5" 28-35 G.P.M.</p> <p>6" 36-50 G.P.M.</p> <p>8" 51-75 G.P.M.</p> <p>10" 76-120 G.P.M.</p>
VALVE	<p>1" 4" G.P.M.</p> <p>2" 8-10 G.P.M.</p> <p>3" 11-15 G.P.M.</p> <p>4" 16-27 G.P.M.</p> <p>5" 28-35 G.P.M.</p> <p>6" 36-50 G.P.M.</p> <p>8" 51-75 G.P.M.</p> <p>10" 76-120 G.P.M.</p>
PIPE LEGEND	<p>— 4" 800 P.C. (UNLATERALS)</p> <p>— 4" 800 P.C. (LATERALS)</p> <p>— 4" 800 P.C. (LINES)</p> <p>— 4" 800 P.C. (PIVOTS)</p>
EQUIPMENT	
<p>(A) CENTRAL IRRIGATION PUMP-50 OR APPROVED EQUAL</p> <p>(B) PERISTALTIC PUMP-1/2" OR APPROVED EQUAL</p> <p>(C) PERISTALTIC PUMP-1/4" OR APPROVED EQUAL</p> <p>(D) PERISTALTIC PUMP-1/8" OR APPROVED EQUAL</p> <p>(E) PERISTALTIC PUMP-1/16" OR APPROVED EQUAL</p> <p>(F) PERISTALTIC PUMP-1/32" OR APPROVED EQUAL</p> <p>(G) PERISTALTIC PUMP-1/64" OR APPROVED EQUAL</p> <p>(H) PERISTALTIC PUMP-1/128" OR APPROVED EQUAL</p> <p>(I) PERISTALTIC PUMP-1/256" OR APPROVED EQUAL</p> <p>(J) PERISTALTIC PUMP-1/512" OR APPROVED EQUAL</p> <p>(K) PERISTALTIC PUMP-1/1024" OR APPROVED EQUAL</p> <p>(L) PERISTALTIC PUMP-1/2048" OR APPROVED EQUAL</p> <p>(M) PERISTALTIC PUMP-1/4096" OR APPROVED EQUAL</p> <p>(N) PERISTALTIC PUMP-1/8192" OR APPROVED EQUAL</p> <p>(O) PERISTALTIC PUMP-1/16384" OR APPROVED EQUAL</p> <p>(P) PERISTALTIC PUMP-1/32768" OR APPROVED EQUAL</p> <p>(Q) PERISTALTIC PUMP-1/65536" OR APPROVED EQUAL</p> <p>(R) PERISTALTIC PUMP-1/131072" OR APPROVED EQUAL</p> <p>(S) PERISTALTIC PUMP-1/262144" OR APPROVED EQUAL</p> <p>(T) PERISTALTIC PUMP-1/524288" OR APPROVED EQUAL</p> <p>(U) PERISTALTIC PUMP-1/1048576" OR APPROVED EQUAL</p> <p>(V) PERISTALTIC PUMP-1/2097152" OR APPROVED EQUAL</p> <p>(W) PERISTALTIC PUMP-1/4194304" OR APPROVED EQUAL</p> <p>(X) PERISTALTIC PUMP-1/8388608" OR APPROVED EQUAL</p> <p>(Y) PERISTALTIC PUMP-1/16777216" OR APPROVED EQUAL</p> <p>(Z) PERISTALTIC PUMP-1/33554432" OR APPROVED EQUAL</p> <p>(AA) PERISTALTIC PUMP-1/67108864" OR APPROVED EQUAL</p> <p>(AB) PERISTALTIC PUMP-1/134217728" OR APPROVED EQUAL</p> <p>(AC) PERISTALTIC PUMP-1/268435456" OR APPROVED EQUAL</p> <p>(AD) PERISTALTIC PUMP-1/536870912" OR APPROVED EQUAL</p> <p>(AE) PERISTALTIC PUMP-1/1073741824" OR APPROVED EQUAL</p> <p>(AF) PERISTALTIC PUMP-1/2147483648" OR APPROVED EQUAL</p> <p>(AG) PERISTALTIC PUMP-1/4294967296" OR APPROVED EQUAL</p> <p>(AH) PERISTALTIC PUMP-1/8589934592" OR APPROVED EQUAL</p> <p>(AI) PERISTALTIC PUMP-1/17179869184" OR APPROVED EQUAL</p> <p>(AJ) PERISTALTIC PUMP-1/34359738368" OR APPROVED EQUAL</p> <p>(AK) PERISTALTIC PUMP-1/68719476736" OR APPROVED EQUAL</p> <p>(AL) PERISTALTIC PUMP-1/137438953472" OR APPROVED EQUAL</p> <p>(AM) PERISTALTIC PUMP-1/274877906944" OR APPROVED EQUAL</p> <p>(AN) PERISTALTIC PUMP-1/549755813888" OR APPROVED EQUAL</p> <p>(AO) PERISTALTIC PUMP-1/1099511627776" OR APPROVED EQUAL</p> <p>(AP) PERISTALTIC PUMP-1/2199023255552" OR APPROVED EQUAL</p> <p>(AQ) PERISTALTIC PUMP-1/4398046511104" OR APPROVED EQUAL</p> <p>(AR) PERISTALTIC PUMP-1/8796093022208" OR APPROVED EQUAL</p> <p>(AS) PERISTALTIC PUMP-1/17592186044416" OR APPROVED EQUAL</p> <p>(AT) PERISTALTIC PUMP-1/35184372088832" OR APPROVED EQUAL</p> <p>(AU) PERISTALTIC PUMP-1/70368744177664" OR APPROVED EQUAL</p> <p>(AV) PERISTALTIC PUMP-1/140737488355328" OR APPROVED EQUAL</p> <p>(AW) PERISTALTIC PUMP-1/281474976710656" OR APPROVED EQUAL</p> <p>(AX) PERISTALTIC PUMP-1/562949953421312" OR APPROVED EQUAL</p> <p>(AY) PERISTALTIC PUMP-1/1125899906842624" OR APPROVED EQUAL</p> <p>(AZ) PERISTALTIC PUMP-1/2251799813685248" OR APPROVED EQUAL</p> <p>(BA) PERISTALTIC PUMP-1/4503599627370496" OR APPROVED EQUAL</p> <p>(BB) PERISTALTIC PUMP-1/9007199254740992" OR APPROVED EQUAL</p> <p>(BC) PERISTALTIC PUMP-1/18014398509481984" OR APPROVED EQUAL</p> <p>(BD) PERISTALTIC PUMP-1/36028797018963968" OR APPROVED EQUAL</p> <p>(BE) PERISTALTIC PUMP-1/72057594037927936" OR APPROVED EQUAL</p> <p>(BF) PERISTALTIC PUMP-1/144115188075855872" OR APPROVED EQUAL</p> <p>(BG) PERISTALTIC PUMP-1/288230376151711744" OR APPROVED EQUAL</p> <p>(BH) PERISTALTIC PUMP-1/576460752303423488" OR APPROVED EQUAL</p> <p>(BI) PERISTALTIC PUMP-1/1152921504606846976" OR APPROVED EQUAL</p> <p>(BJ) PERISTALTIC PUMP-1/2305843009213693952" OR APPROVED EQUAL</p> <p>(BK) PERISTALTIC PUMP-1/4611686018427387904" OR APPROVED EQUAL</p> <p>(BL) PERISTALTIC PUMP-1/9223372036854775808" OR APPROVED EQUAL</p> <p>(BM) PERISTALTIC PUMP-1/18446744073709551616" OR APPROVED EQUAL</p> <p>(BN) PERISTALTIC PUMP-1/36893488147419103232" OR APPROVED EQUAL</p> <p>(BO) PERISTALTIC PUMP-1/73786976294838206464" OR APPROVED EQUAL</p> <p>(BP) PERISTALTIC PUMP-1/147573952589676412928" OR APPROVED EQUAL</p> <p>(BQ) PERISTALTIC PUMP-1/295147905179352825856" OR APPROVED EQUAL</p> <p>(BR) PERISTALTIC PUMP-1/590295810358705651712" OR APPROVED EQUAL</p> <p>(BS) PERISTALTIC PUMP-1/1180591620717411303424" OR APPROVED EQUAL</p> <p>(BT) PERISTALTIC PUMP-1/2361183241434822606848" OR APPROVED EQUAL</p> <p>(BU) PERISTALTIC PUMP-1/4722366482869645213696" OR APPROVED EQUAL</p> <p>(BV) PERISTALTIC PUMP-1/9444732965739290427392" OR APPROVED EQUAL</p> <p>(BW) PERISTALTIC PUMP-1/18889465931478580854784" OR APPROVED EQUAL</p> <p>(BX) PERISTALTIC PUMP-1/37778931862957161709568" OR APPROVED EQUAL</p> <p>(BY) PERISTALTIC PUMP-1/75557863725914323419136" OR APPROVED EQUAL</p> <p>(BZ) PERISTALTIC PUMP-1/151115727451828646838272" OR APPROVED EQUAL</p> <p>(C0) PERISTALTIC PUMP-1/302231454903657293676544" OR APPROVED EQUAL</p> <p>(C1) PERISTALTIC PUMP-1/604462909807314587353088" OR APPROVED EQUAL</p> <p>(C2) PERISTALTIC PUMP-1/1208925819614629174706176" OR APPROVED EQUAL</p> <p>(C3) PERISTALTIC PUMP-1/2417851639229258349412352" OR APPROVED EQUAL</p> <p>(C4) PERISTALTIC PUMP-1/4835703278458516698824704" OR APPROVED EQUAL</p> <p>(C5) PERISTALTIC PUMP-1/9671406556917033397649408" OR APPROVED EQUAL</p> <p>(C6) PERISTALTIC PUMP-1/19342813113834066795298816" OR APPROVED EQUAL</p> <p>(C7) PERISTALTIC PUMP-1/38685626227668133590597632" OR APPROVED EQUAL</p> <p>(C8) PERISTALTIC PUMP-1/77371252455336267181195264" OR APPROVED EQUAL</p> <p>(C9) PERISTALTIC PUMP-1/154742504910672534362390528" OR APPROVED EQUAL</p> <p>(CA) PERISTALTIC PUMP-1/309485009821345068724781056" OR APPROVED EQUAL</p> <p>(CB) PERISTALTIC PUMP-1/618970019642690137449562112" OR APPROVED EQUAL</p> <p>(CC) PERISTALTIC PUMP-1/1237940039285380274899124224" OR APPROVED EQUAL</p> <p>(CD) PERISTALTIC PUMP-1/2475880078570760549798248448" OR APPROVED EQUAL</p> <p>(CE) PERISTALTIC PUMP-1/4951760157141521099596488896" OR APPROVED EQUAL</p> <p>(CF) PERISTALTIC PUMP-1/9903520314283042199192977792" OR APPROVED EQUAL</p> <p>(C0) PERISTALTIC PUMP-1/19807040628566084398385955584" OR APPROVED</p>	

